



TALLAHASSEE/LEON COUNTY LAND ID PROJECT  
DOCUMENT SUMMARY

Project Name: RONNIE SHEPARD LIMITED PARTITION

PETS Activity Number: LSP080036

Project Type: LIMITED PARTITION

Description: 18-B-20-001-000-0

Submittal Date: 9/3/08 Scan Date: 9/4/08

Approved Date: \_\_\_\_\_

Status:

Under Review

Conditional

Approved

Tech Rev  
9-17-08  
LSPO80036

(N89°58'43"E 928.65')

(N43°12'20"E 3024.01')

(2911.19)  
(466.48)

ECM  
#3562  
N83.50'12"E  
1849.98'  
P.O.B.  
#6590  
5th

BEARING BASE PER DEED  
N83°50'12"E 3078.95' to CENTERLINE  
N83°50'12"E 1203.19'

BEARING BASE PER DEED

SPRING BASE PER OUNCE

DIRT ROAD

W 799 50'  
CENTERVILLE ROAD  
(R/W VARIES)

$$\frac{Z}{1'' = 200'}$$

## SYMBOLS & ABBREVIATIONS

[illegible]

BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. 61G7-6)

ALAN D. PLATT, PLS.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA LICENSED NO. 4664

DATE SIGNED	04/02/07
DATE SURVEYED	03/22/07

SHEET 1 OF 1

## NOTES

1. THERE ARE NO VISIBLE ENDOCHROMISMS ON THIS PROPERTY, UNLESS NOTED ON A SEPARATE SHEET.
2. THIS SURVEYOR HAS NOT BEEN PROMPTED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY AS POSSIBLE CREDITS OR DEFICIENCIES THAT MAY AFFECT THE BOUNDARIES.
3. RECORD, DEED, AND CLOUTED MEASUREMENTS ARE SHOWN IN PARENTHESES.
4. THIS PROPERTY LIES IN FLOOD ZONE "X", AS PER FLOOD INSURANCE MAP PANEL NO. 120143 0073, DATED 11/09/97.
5. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES SINCE THE PERMITTED DATE OF THE FLOOD INSURANCE RATE MAP PANEL, THAT COULD AFFECT FLOOD ZONE DESIGNATION. THAT THIS SURVEYOR HAS NOT BEEN PROMPTED.
6. ADJUNCTS, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR. UNDERGROUND IMPROVEMENTS OR ENDOCHROMISMS WERE NOT LOCATED.

LEGAL DESCRIPTION BY SURVEY

COMMENCE at a concrete monument marking the Northwest Corner of the East Half of the Northwest Quarter of Section 23, Township 3 North, Range 2 East, Leon County, Florida and thence run North 89 degrees 58 minutes 43 seconds East 928.65 feet to a concrete monument, thence North 43 degrees 12 minutes 20 seconds East 3024.01 feet to a concrete monument, thence North 66 degrees 48 minutes 56 seconds East 2911.19 feet to a concrete monument, thence North 83 degrees 50 minutes 12 seconds East 1849.98 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, thence run North 83 degrees 50 minutes 12 seconds East a distance of 1,203.19 feet, thence run South 16 degrees 15 minutes 07 seconds West a distance of 799.50 feet, thence run South 83 degrees 50 minutes 12 seconds West a distance of 1,203.19 feet, thence run North 16 degrees 15 minutes 07 seconds East a distance of 799.50 feet, to the POINT OF BEGINNING, said lands containing 20.415 acres, more or less.

BOUNDARY SURVEY OF  
A 20.42 ACRE± PARCEL IN  
SEC. 23, T-3-N, R-2-E  
LEON COUNTY, FLORIDA

A.D. Platt

& ASSOCIATES, INC. • LAND SURVEYORS  
489 JOHN KNOX ROAD, TALLAHASSEE, FL 32303  
PHONE: (850) 385-1036 FAX: (850) 385-1108  
LICENSED BUSINESS No. 6590

CERTIFIED TO:  
RONNIE SHEPHERD

## DRAWING

PROJECT